

**CITY OF LOMA LINDA
OFFICIAL NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Loma Linda **Planning Commission** will hold a public hearing on **Wednesday, October 5, 2005**, at 7 p.m. in the Council Chambers, City Hall, 25541 Barton Road, Loma Linda, California 92354, on the item described below.

General Plan Amendment No. 04-07, Precise Plan of Design No. 04-15, Variance No. 05-02 and Development Agreement: The project is a 12-unit, three story apartment complex proposed for a 0.5-acre site located at 10684 and 10690 Ohio Street, on the north side of the San Timoteo Flood Control Channel in the North Central Neighborhood. The proposal includes a General Plan Amendment to change the Land Use designation from Medium Density (5.1-9.0 du/ac) to High Density Residential (13.1-20 du/ac), and a Variance to encroach into the front yard setback with one parking space and lattice shade structure. The Precise Plan of Design is for the site layout and housing design. The Development Agreement is required to address affordable housing needs requirements. The subject site is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

This item was previously noticed for the August 3, 2005 Planning Commission meeting. However, the item was continued until after the Historic Commission completed its review for a Certificate of Appropriateness, which was granted on September 6, 2005.

Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study and a Mitigated Negative Declaration (MND) is proposed for adoption. Copies of the Initial Study are available for public review at the Community Development Department, Public Counter located in City Hall (address noted above) and the Loma Linda Library, 25581 Barton Road, located at the east end of the Civic Center.

Environmental Determination:	Proposed Mitigated Negative Declaration
Proponent:	Ahd Haddad

The Planning Commission requests your participation in evaluating the above-mentioned proposal. The Commission will review the project and will consider the proposed MND in making their decision. The public is welcome to speak at the public hearing or to submit written comments prior to the hearing. For further information, please contact the Community Development Department at City Hall, or by phone at (909) 799-2830.

If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.